

Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor Approx Area = 83.79 sq m / 902 sq ft
 First Floor Approx Area = 43.89 sq m / 472 sq ft
 Garage Approx Area = 10.79 sq m / 116 sq ft
 Total Area = 138.47 sq m / 1490 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



24 Burlington Gardens
 Banbury



24 Burlington Gardens, Banbury, Oxfordshire, OX16 9NQ

Approximate distances
 Banbury town centre 0.75 miles
 Banbury railway station 1.5 miles
 Junction 11 (M40 motorway) 2.5 miles
 Oxford 23 miles
 Stratford upon Avon 19 miles
 Leamington Spa 18 miles
 Banbury to London Marylebone by rail 55 mins approx.
 Banbury to Oxford by rail 19 mins approx.
 Banbury to Birmingham by rail 50 mins approx.

AN EXTENDED DETACHED THREE BEDROOM HOUSE LOCATED IN A DESIRABLE SMALL CUL-DE-SAC IN A SOUGHT AFTER AREA WITHIN WALKING DISTANCE OF AMENITIES

Porch, hall, cloakroom, sitting room, dining room, family/playroom, office, garden room, kitchen/breakfast room, three bedrooms, shower room, gas ch via rads, uPVC double glazing, garage, driveway parking, attractive front and rear gardens, no upward chain. Energy rating C.

£424,000 FREEHOLD



Directions

From Banbury Cross proceed via West Bar into the Broughton Road towards Shipston on Stour (B4035). At the roundabout turn left into Queensway and take the first left into Burlington Gardens. The property will be found after a short distance on the right hand side and can be recognised by our "For Sale" board.

Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * A brick built detached house which has been under the same ownership for many years.
- * Extended at ground floor level to provide very generous accommodation to include four reception rooms plus a garden room.
- * Located approximately a mile from the town centre and walking distance of a range of local amenities including schools.
- * Occupying a plot with gardens to front and rear, off road parking and a garage within this small and sought after no through road.
- * Porch, hall and ground floor cloakroom with a white suite.
- * Sitting room with bay window to front.
- * Dining room with archway to a family/playroom beyond which is a large office with bow window to rear and further window to the side.
- * Garden room with power points, radiator, overhead fan, laminate wood effect floor and sliding double glazed patio doors to the rear garden.
- * Kitchen/breakfast room fitted with white gloss units incorporating a built-in oven, gas hob and integrated extractor, space for fridge, plumbing for washing machine and dishwasher, ceramic tiled floor and door to side.

- * Landing with window to side and hatch with fitted ladder to the partly boarded and insulated loft space.
- * Main double bedroom with windows to front and side, built-in wardrobes and fitted bedroom furniture.
- * Second double bedroom with window to rear, built-in double wardrobe and dressing table.
- * Third single bedroom with windows to side and front, fitted wardrobes and dressing table.
- * Shower room fitted with a white suite, window and heated towel rail, fully tiled walls and ceramic tiled floor.
- * Small front garden with driveway alongside providing off road parking beyond which there is a single garage with light and power connected, wall mounted gas fired boiler and personal door to a very useful store/pantry with fitted shelving.
- * Lockable gated side access leads via a path to the rear garden where there is a patio with two awnings fitted above, a neat lawn and borders, shrubs and ornamental trees, a timber garden shed and two stone troughs for planting.

Services

All mains services are connected. The wall mounted Gloworm gas fired boiler is located in the garage. BT full fibre broadband installed.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: C

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.